



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday, April 08, 2009

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

Wednesday, April 15th, 2009, Meeting @ 9:30 AM

Wednesday, April 22th, 2009, Meeting @ 9:30 AM

Board of Appeals

Thursday, April 23rd, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. <u>MINUTES</u>		APPROVAL
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2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
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3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
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4. <u>CONSENT AGENDA</u>		DECISION
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- a. [APFO Letter of Understanding \(LOU\) for Carroll Manor Fire Company](#)
Requesting approval of signed LOU for 50 residential units (single-family and multi-family mixed) on 10.2 acres approved at the November 2008 FcPc Meeting. Located at the Terminus of Washington & Adams Streets in Adamstown. Zoned: Planned Unit Development,(PUD), Adamstown Planning Region. Tax Map 77/Parcel 106. File # S1153, AP # 8297, Stephen O'Philips

5. <u>MXD PHASE II (EXECUTION) PLANS</u>		DECISION
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- a. [Executive Court \(North\) at Westview South MXD](#) – Requesting approval to re-subdivide, creating five lots; re-dedicate public street; and develop five lots with one office building per lot. Situated on 22.78 acres on the north side of Executive Way (Extended) located between MD 85 and New Design Road. Zoned: Mixed Use Development (MXZD) Adamstown Planning Region. Tax Map 86 / Parcel 3. File # S-905 & SP 98-36, Site # 8680 (FRO & APFO are approved), Stephen O'Philips

6. <u>SITE PLANS</u>		DECISION
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- a. [Stanford Industrial Park, Lot 11](#) - The applicant is requesting re-approval for a 29,888 square foot contractor's office and storage building on 4.31 acres. This site plan was previously approved on December 13, 2006 and has expired on December 13, 2008. The applicant resubmitted the previously approved 29,888 square foot proposal with all of the previous conditions addressed. Located at the terminus of Cornell Place, located off of

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Winchester Boulevard in the Stanford Industrial Park. Zoned: Limited Industrial (LI); Contractor's Office and Storage Use, Adamstown Planning Region. Tax Map 94 / Parcel 96 & 89.

File # SP-00-12, Site # 9074, Tolson DeSa

- b. [Mullinix Agro Industrial, Lot 4](#) - Continued from the December 2008 Agenda. Requesting approval for two principal permitted uses (#1: Contractors Office and Storage; and # 2: Contractors, Equipment and Material Storage Yard) on 5.4 acres on the north side of Agro Drive. Zoned: General Industrial (GI) Adamstown Planning Region. Tax Map 94 / Parcel 85. File # SP 79-18, Site # 8686, APFO # 8687 & FRO # 8689, Stephen O'Philips
- c. [Damascus Road Community Church](#) – Requesting approval for a 22,520 sq.ft. Church plus parking field on 36 acres, located on the North-side Old National Pike near Bartholows Road intersection. Zoned: Agricultural (AG), New Market Planning Region, Tax Map 189 / Parcels 29 & 69. File # SP-95-40, Site # 6578, APFO # 6579 & FRO # 6580, Stephen O' Philips

7. MISCELLANEOUS REQUESTS:

DECISION

- a. [Villages of Urbana, Sec. M-15 Asphalt Path Removal](#) – Requesting approval of asphalt path in Home Owners Open Space Parcel. Located at the terminus of Broadstone street in Section M-15 in the Villages of Urbana PUD, Zoned: PUD. Urbana Planning Region. Tax Map 96 / Parcel 676. File # S-1065 AP # 9246, Stephen O'Philips
- b. [Damascus Road Community Church Entrance Modification](#) – Requesting to modify Entrance Location previously approved by the FcPc in November 2007. Located on the North-side Old National Pike 560 east of Bartholows Road intersection. Zoned: Agricultural (AG), New Market Planning Region, Tax Map 189 / Parcels 29 & 69. File # SP-95-40, Site # 6578, Stephen O'Philips